

Meeting Copy

AGENDA

STATE BUILDING COMMISSION
Hearing Room 30 - Legislative Plaza
April 14, 2011
11:00 A.M.

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DEPARTMENT OF EDUCATION

Alvin C. York Institute, Jamestown, Fentress County, Tennessee

Requested Action: **Approval of a revision in scope**

Project Title: ADA Upgrades

Project Description: Project to address all non-compliance issues with ADA & resolve some gender parity issues related to Title IX. Project to also include code upgrades, associated building upgrades, general maintenance and all related work.

SBC Number: 168/001-02-2008

Estimated Project Cost: \$1,684,868.17

Source of Funding: \$1,632,000.00 08/09 Current Funds-Capital Maintenance (A)
 52,868.17 Current Funds-Major Maintenance (A)

Comment: Revision in scope to now also include additional work totaling \$120,250 that includes replacement of roof (\$30,250) installed in 1992 of existing field house related to women's athletics (Title IX), and State Fire Marshal mandate of connecting the field houses to the central fire alarm system (\$90,000).

During construction, the roof of the existing field house was discovered to be in failure and needing replacement and that the field houses needed to be connected to the fire alarm system. The project includes, but is not limited to, upgrades to doors, floors, toilet locker room, hardware, ramps, handrails at stairs, drinking fountain at locker room, and complete reconstruction at field house 1 interior.

Previous SBC Action: 07/10/2008 SBC Approved project
 08/25/2008 ESC Selected designer (Upland Design Group)
 09/10/2009 SBC Revised funding

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Pickwick Landing State Park, Pickwick Dam, Hardin County, Tennessee

Requested Action: **Approval of a project**

Project Title: Swimming Pool Equipment Replacement

Project Description: Replace indoor pool heating and humidity control system and related work

SBC Number: 126/079-01-2011

Estimated Project Cost: \$102,000.00

Source of Funding: \$102,000.00 Current Funds-Major Maintenance (A)

Comment: This project is to demolish existing equipment and install new equipment and was bid through Purchasing as a requisition, but the lowest responsive bidder came in over \$100,000, requiring SBC approval. The work is to be accomplished in-house with assistance by Departmental consultant.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Cumberland Mountain State Park, Crossville, Cumberland County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Site / Building Upgrades

Project Description: Provides for parking lot improvements and upgrades to the Plaza as well as restoration of the CCC-constructed Bathhouse.

SBC Number: 126/030-01-2006

Revised Estimated Cost: \$2,100,000.00

Source of Funding:

		<u>Original</u>	<u>Decrease</u>	<u>Revised</u>
	CurrFunds-MajorMaint (A)	\$ 55,000.00	\$ 0.00	\$ 55,000.00
06/07	CurrFunds-CapMaint (A)	820,000.00	325,000.00	495,000.00
10/11	CurrFunds-CapOutlay (A)	<u>1,550,000.00</u>	<u>0.00</u>	<u>1,550,000.00</u>
	TOTAL	\$2,425,000.00	\$325,000.00	\$2,100,000.00

Comment: The decrease in funding is the result of the low bid being lower than the Bid Target, and is to be applied to the following Foot Bridge Replacement project at Cumberland Mountain State Park (SBC No. 126/030-01-2011).

Previous SBC Action:

07/20/2006	SBC	Approved project & designer (Neuhoff Taylor Architects)
03/08/2007	SBC	Revised scope & funding to provide for upgrading the patio that adjoins the restaurant and bathhouse
08/16/2007	SBC	Revised estimated project cost, scope and funding to allow the plaza and parking lot to proceed into construction while providing full planning designer services for the Bathhouse that will be funded in a future budget (\$1,153,000 unfunded).
09/09/2010	SBC	Reported Change Order No. 6
10/14/2010	SBC	Reported Change Order No. 7
11/22/1010	ESC	Reported Change Order No. 8
01/13/2011	SBC	Revised estimated project cost, allocated line-item funding for the Bathhouse (\$1,550,000), and proceed with full funding for the project.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Cumberland Mountain State Park, Crossville, Cumberland County, Tennessee

Requested Action: **Approval of a project with authorization to proceed with the process for designer selection**

Project Title: Foot Bridge Replacement

Project Description: Replace existing foot bridge over the lake inlet that connects two Park trails

SBC Number: 126/030-01-2011

Estimated Project Cost: \$325,000.00

Source of Funding: \$325,000.00 06/07 Current Funds-Capital Maint (R)

Comment: The framing members and handrails of existing bridge are beginning to loosen creating a potential life safety issue.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Reelfoot Lake State Park, Tiptonville, Lake County, Tennessee

Requested Action: **Approval of a project with authorization to proceed with the process for designer selection**

Project Title: Airpark Inn Demolition

Project Description: Demolition of Airpark Inn and related rental cabins on the observation pier

SBC Number: 126/084-01-2011

Estimated Project Cost: \$540,000.00

Source of Funding: \$540,000.00 10/11 Current Funds-Capital Maint (A)

Comment: This line-item project includes the demolition of the wood framed Airport Inn/ restaurant building and the two wood framed cabin units identified as clusters "B and C". Cabin cluster "A" was previously destroyed in a fire. The concrete observation pier will remain until approved as a separate and future requested demolition project. The destroyed cabins will be replaced in a different location and funded with insurance proceeds.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Big Ridge State Park, Maynardville, Union County, Tennessee

Requested Action: **Approval of a revision in scope and funding**

Project Title: ADA Upgrades, Phase 1 & 2

Project Description: ADA upgrades and renovations throughout the Park including related work and associated building upgrades

SBC Number: 126/009-01-2007

Revised Estimated Cost: \$1,080,000.00

Source of Funding:

		<u>Original</u>	<u>Increase</u>	<u>Revised</u>
07/08	Current Funds-CapMaint (A)	\$540,000.00	\$ 0.00	\$ 540,000.00
10/11	Current Funds-CapOutlay (A)	<u>0.00</u>	<u>540,000.00</u>	<u>540,000.00</u>
	TOTAL	\$540,000.00	\$540,000.00	\$1,080,000.00

Comment: This adds Phase 2 line-item funding to the Phase 1 project for ADA upgrades. This is the final phase and will complete the ADA upgrades at the Park.

Previous SBC Action: 12/13/2007 SBC Approved planning & designer (ArchiStructures, Inc.)
 09/11/2008 SBC Approved allocation of funds; authorization to proceed
 10/08/2009 SBC Canceled design contract; referred replacement to ESC
 10/19/2009 ESC Approved designer replacement (Upland Design Group)

DEPARTMENT OF VETERANS AFFAIRS

East Tennessee State Veterans Cemetery, Knoxville, Knox County, Tennessee

Requested Action: Approval to accept gift-in-place construction, with plans and specs to be approved by State Architect

Project Title: Blue Star Memorial Marker

Project Description: Donation of a Blue Star Memorial Marker as an expression of appreciation for veterans of the US Armed Forces, including installation and related work

SBC Number: 682/000-01-2011

Estimated Project Cost: \$1,200.00

Source of Funding: \$1,200.00 Gift-in-Place

Comment: The Tennessee Federation of Garden Clubs, District IV, would like to pay for and donate a Blue Star Marker as an expression of appreciation for services rendered by men and women veterans who served in the US Armed Forces. The marker will be erected and maintained by the cemetery staff in a designated location.

TENNESSEE STATE VETERANS HOMES BOARD

Montgomery County Veterans Community Living Center, Clarksville, Montgomery County, TN

Requested Action: Approval to fully plan a project, with authorization to proceed with the process to select a designer

Project Title: Montgomery County Veterans Community Living Center

Project Description: A 108-bed intermediate and skilled care nursing home/community living center for the veterans of Tennessee. Project to include all related work.

SBC Number: 680/000-01-2011

Estimated Project Cost: \$22,574,400.00

Current Project Funding:
(if not fully funded) \$ 1,500,000.00

Source of Funding:	\$ 650,000.00	Montgomery County (O)
	\$ 650,000.00	City of Clarksville (O)
	\$ 100,000.00	Gift-in-Place (O)
	\$ 100,000.00	Gift-in-Place (O)

Comment: The scope of this initial funding includes, but is not limited to, the following: full planning for the Montgomery County Veterans Community Living Center through Construction Document Phase (CDP). The \$200,000 gift-in-place funding is an estimate for site development work that the City and County have completed.

DEPARTMENT OF FINANCE AND ADMINISTRATION

Davy Crockett Tower, Nashville, Davidson County, Tennessee

Requested Action: Approval of a project, with authorization to proceed with the process to select a designer

Project Title: Interior Renovation – Phase 3

Project Description: Renovation of three floors at Davy Crockett Tower to benefit the Department of Commerce and Insurance

SBC Number: 529/077-01-2011

Estimated Project Cost: \$3,500,000.00

Source of Funding: \$3,450,000.00 2010 G.O. Bonds-Facilities Revolving Fund (A)
\$ 50,000.00 Facilities Revolving Fund Reserves (A)

Comment: This line-item project is needed to address past environmental damage to building interior from exposure to water infiltration. The proposed work includes interior demolition, environmental abatement, reconfiguration of hardwall offices, restroom improvements, mechanical and electrical modifications, new finishes and furniture installation.

This is the third of four phases proposed for the Tower renovation.

- Phase 1 (529/077-01-2008) renovated Floors 9 thru 12 and has been completed (Est Proj Cost \$8,100,000 / 65,600 sq ft);
- Phase 2 (529/077-01-2009) will renovate Floor 8 and is currently bidding (Est Proj Cost \$2,000,000 / 16,400 sq ft).

DEPARTMENT OF FINANCE AND ADMINISTRATION

Statewide

Requested Action: **Approval to award a contract to the best evaluated proposer** and to revise the title from Direct Order Contracting to Job Order Contracting

Project Title: Job Order Contracting

Project Description: Job Order Contracting provides the State with a method by which alterations, changes, repairs, renovations, maintenance projects, and related work are accomplished at State facilities on a work order basis.

SBC Number: 529/000-10-2010

Estimated Project Cost: \$3,500,000.00 per contract year (maximum)

Source of Funding: \$ 875,000.00 Facilities Revolving Fund (A)
\$2,625,000.00 Various Departmental Funds (A/O)

Comment: Proposals will be opened and evaluated on April 11, 2011. Existing contract expires June 30, 2011. The new contract is for two years at three one year options, for a maximum of five years.

Job Order Contracting is a method of contracting for facility construction work, repair, renovation and alteration that specifies an indefinite quantity of deliverable services for which cost estimates are provided by one general contractor. The majority of projects are typically funded by various departmental funds. Projects with a work order value exceeding \$100,000 require SBC approval.

Previous SBC Action: 10/14/2010 SBC Approved issuance of RFP

DEPARTMENT OF FINANCE AND ADMINISTRATION

William R. Snodgrass Tennessee Tower, Nashville, Davidson County, Tennessee

Requested Action: Disclosure of final cost and funding

Project Title: New Transformers

Project Description: Installation of two new transformers and interim use of emergency generators.

SBC Number: 529/079-01-2011

Estimated Project Cost: \$936,140.17

Source of Funding: \$911,400.17 Insurance Proceeds (O)
\$ 25,000.00 Facilities Revolving Fund (A)

Comment: On March 10, 2011 the SBC approved the request and payment to the vendor.
This action is for the disclosure of the final cost and funding as follows:
\$434,948.77 – fuel
\$109,579.82 – generators delivery/set up
\$148,229.25 – rental fees for generators
\$197,088.60 – new transformer including delivery and set up
\$ 22,941.96 – electrical room maintenance, water removal and clean up
\$ 23,371.77 – miscellaneous expenses

Previous SBC Action: 3/10/2011 SBC Approved project.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: **Approval of a revision in funding**

Project Title: Marks Building Fire Alarm Installation

Project Description: Install building-wide fire alarm that ties into the main campus system.

SBC Number: 166/003-02-2010

Revised Estimated Cost: \$102,653.00

Source of Funding:

	<u>Original</u>	<u>Decrease</u>	<u>Revised</u>
Campus Plant Funds (A)	\$ 34,100.00	\$ 0.00	\$ 34,100.00
ARRA Funds (F)	<u>90,900.00</u>	<u>(22,347.00)</u>	<u>68,553.00</u>
TOTAL	\$125,000.00	(\$22,347.00)	\$102,653.00

Comment: The ARRA Funds are being decreased to meet federal requirements for spending the funds by December 31, 2011 and are being moved into the following project on the agenda, Infrastructure Improvements (166/003-02-2007).

Previous SBC Action: 01/14/2010 SBC Approved project
 01/25/2010 ESC Selected designer (I.C. Thomasson Associates)

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Infrastructure Improvements

Project Description: Replace the storm water piping and the addition of sewer water piping on Drane Street. Replace underground steam and chilled water lines for the north and west zones of the main campus. Upgrade main electrical power distribution system for the main campus and replace steam lines to the Dunn Center.

SBC Number: 166/003-02-2007

Revised Estimated Cost: \$3,859,347.00

Source of Funding:

		<u>Original</u>	<u>Increase</u>	<u>Revised</u>
07/08	Curr Funds-CapMaint (A)	\$ 100,000.00	\$ 0.00	\$ 100,000.00
2007	GO Bonds-CapMaint (A)	1,900,000.00	0.00	1,900,000.00
	Campus Plant Funds (A)	538,000.00	0.00	538,000.00
	2011 State Funds (A)	499,100.00	0.00	499,100.00
	ARRA Funds (F)	<u>799,900.00</u>	<u>22,347.00</u>	<u>822,247.00</u>
	TOTAL	\$3,837,000.00	\$22,347.00	\$3,859,347.00

Comment: ARRA Funds are being increased in order to meet federal requirements for spending the funds by December 31, 2011 and are funded from the preceding project on the agenda, Marks Building Fire Alarm Installation (166/003-02-2010).

Previous SBC Action:

07/12/2007	SBC	Approved project
08/16/2007	SBC	Selected designer (Kurzynske & Associates)
01/14/2010	SBC	Revised estimated project cost & funding
07/08/2010	SBC	Revised estimated project cost & funding

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a revision in scope and funding and approval to include Commissioning

Project Title: New Student Housing

Project Description: Development of a 425 bed Student Housing project and preplanning for dining facilities and administrative space. Site work to include improvements to Drane Street.

SBC Number: 166/003-17-2010

Revised Estimated Cost: \$32,253,000.00

Source of Funding:

	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
TSSBA (rent) (A)	\$30,943,000.00	\$ 0.00	\$30,943,000.00
Campus Auxiliary(housing) (O)	57,000.00	103,000.00	160,000.00
Campus Plant Funds (A)	0.00	1,150,000.00	1,150,000.00
TOTAL	\$31,000,000.00	\$1,253,000.00	\$32,253,000.00

Comment: The requested scope change adds 25 beds and improvements to Drane Street for separation of sewer and storm water and for traffic calming, as well as pre-planning (\$65,000) for dining facilities and administrative space (approx 10,000 sf @ \$250/sf).

This plan conforms with the Housing Master Plan of 2005. All rooms will be double occupancy units with the specified number being fully ADA compliant. Each suite unit will have two single beds and bathroom facilities.

Previous SBC Action:

07/08/2010	SBC	Approved project & issuing RFP for CM/CG
07/23/2010	SBC	Selected designer (Bauer Askew / Lyle Cook Martin)
12/09/2010	SBC	Referred selection of CM/CG to ESC
12/22/2010	ESC	Selected CM/GC (American Constructors)

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Montgomery County, Tennessee

Requested Action: Approval of a project with authorization to proceed with the process for designer selection

Project Title: Math and Computer Sciences Building

Project Description: Construct facility of classrooms and laboratories for Math and Computer Science programs.

SBC Number: 166/003-01-2011

Estimated Project Cost: \$5,700,000.00

Source of Funding: \$5,700,000.00 Campus Plant Funds (A)

Comment: New 21,000 sf facility was disclosed in the FY 10/11 budget cycle at \$5,700,000.

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: **Approval of a revision in funding**

Project Title: Health Sciences Electrical Infrastructure Repairs

Project Description: Replace primary electrical infrastructure on the Health Sciences campus to buildings serving the College of Medicine, Pharmacy, and Physical Therapy. Electrical infrastructure will be independent of the VA/ESG electrical system.

SBC Number: 166/005-03-2009

Revised Estimated Cost: \$1,598,000.00

Source of Funding:

		<u>Original</u>	<u>Increase</u>	<u>Revised</u>
09/10	CurrFunds–CapMaint (A)	\$ 175,000.00	\$ 0.00	\$ 175,000.00
2009	GO Bonds–CapMaint (A)	575,000.00	0.00	575,000.00
10/11	CurrFunds–CapMaint (A)	750,000.00	0.00	750,000.00
04/05	CurrFunds–CapMaint (R)	0.00	88,000.00	88,000.00
06/07	CurrFunds–CapMaint (R)	<u>0.00</u>	<u>10,000.00</u>	<u>10,000.00</u>
	TOTAL	\$1,500,000.00	\$98,000.00	\$1,598,000.00

Comment: The additional funds from a completed project (CoM Buildings 60 & CEB Roof Repair/Replacement, 166/005-03-2006) are to complete the project to meet the designer's Construction Document Phase (CDP) estimate.

Previous SBC Action: 7/09/2009 SBC Approved project & designer (West Welch Reed Engineers)
 7/08/2010 SBC Revised estimated project cost & allocated funding

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Accessibility (ADA) Adaptations

Project Description: Implement accessibility adaptations responding to ADA. Project will ensure program accessibility at all universities and community colleges.

SBC Number: 166/005-10-2010

Revised Estimated Cost: \$20,000.00

Source of Funding:

		<u>Original</u>	<u>Decrease</u>	<u>Revised</u>
10/11	Curr Funds–Cap Maint (A)	\$135,000.00	\$115,000.00	\$20,000.00

Comment: Funds are being moved to the following item on the agenda, Accessibility (ADA) Adaptations (166/005-05-2002) to award a bid (see those Comments for additional information). Planned work in this project will be done when additional funds are available.

Previous SBC Action: 07/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (Odle & Young Architects)

TENNESSEE BOARD OF REGENTS

East Tennessee State University, Johnson City, Washington County, Tennessee

Requested Action: Approval of a revision in funding in order to award a contract

Project Title: Accessibility (ADA) Adaptations

Project Description: Implement accessibility adaptations responding to ADA.

SBC Number: 166/005-05-2002

Revised Estimated Cost: \$1,268,223.00

Source of Funding:

		<u>Original</u>	<u>Increase</u>	<u>Revised</u>
99/00	Curr Funds-CapMaint (A)	\$ 682.00	0.00	\$ 682.00
2000	GO Bonds-CapMaint (A)	89,517.00	0.00	89,517.00
02/03	Curr Funds-CapMaint (A)	151,459.00	0.00	151,459.00
03/04	Curr Funds-CapMaint (A)	75,729.00	0.00	75,729.00
04/05	Curr Funds-CapMaint (A)	151,459.00	0.00	151,459.00
05/06	Curr Funds-CapMaint (A)	151,459.00	0.00	151,459.00
06/07	Curr Funds-CapMaint (A)	151,459.00	0.00	151,459.00
07/08	Curr Funds-CapMaint (A)	151,459.00	0.00	151,459.00
08/09	Curr Funds-CapMaint (A)	115,000.00	0.00	115,000.00
09/10	Curr Funds-CapMaint (A)	115,000.00	0.00	115,000.00
10/11	Curr Funds-CapMaint (R)	0.00	115,000.00	115,000.00
	TOTAL	\$1,153,223.00	\$115,000.00	\$1,268,223.00

Comment: In 1995, estimates called for \$13-15 million to ensure program accessibility at all universities and two-year institutions in the Tennessee Board of Regents system. This is an ongoing project addressing ADA work as multiple years with funds provided from multiple years. Increase in funding is needed to award the final contract to be used under this SBC number for ADA work to Preston Construction Company in the amount of \$366,700.00, based on bids received 3/2/11. Funds are from the previous item on the agenda, the new ADA project, 166/005-10-2010 to allow this work to be complete and this SBC project to be closed out. Future ADA contracts will be addressed similarly as funds are added under the 2010 ADA project (166/005-20-2010).

Previous SBC Action:

08/08/2002	SBC	Approved project
09/18/2002	ESC	Selected designer (McGahey Associates Architects)
07/10/2003	SBC	Revised funding
06/10/2004	SBC	Revised estimated project cost
06/09/2005	SBC	Revised funding
06/08/2006	SBC	Revised estimated project cost; allocated funding
12/14/2006	SBC	Acknowledged change of firm name
07/12/2007	SBC	Revised funding
07/10/2008	SBC	Revised estimated project cost; allocated funding
07/09/2009	SBC	Revised estimated project cost; allocated funding

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: **Approval of a revision in scope**

Project Title: Old Law Building HVAC Updates

Project Description: Remove and replace original building HVAC system, perform ADA upgrades, minor code improvements and building updates, and replace roof on facility.

SBC Number: 166/007-08-2009

Estimated Project Cost: \$4,750,000.00

Source of Funding: \$4,597,644.47 2011 State Funds (A)
 \$ 152,355.53 ARRA Funds (F)

Comment: Requested change of scope includes replacement of 1991 roof (\$350,000) due to discovery of large areas of deteriorated roofing during installation of the roof top HVAC equipment. The user/tenant will be the UoM Art Department and the Communications Department. There will also be several classrooms in the building that will be centrally scheduled for multiple users, such as Nursing.

Previous SBC Action: 07/09/2009 SBC Approved project, using Best Value 1, Commissioning, and selected designer (Haltom Engineering LLC)
 10/08/2009 SBC Revised source of funding
 09/20/2010 ESC Revised source of funding

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: Approval of a change in subcontractor

Project Title: Robison Hall Renovation

Project Description: Provide limited renovations to former dormitory, Robison Hall, for education and general use.

SBC Number: 166/007-13-2009

Estimated Project Cost: \$4,850,000.00

Source of Funding: \$4,550,000.00 2011 State Funds (A)
\$ 300,000.00 Campus Plant Funds (A)

Comment: The contractor, Montgomery Martin Contractors, LLC., would like to change their electrical subcontractor, Pitt Electric LLC, since they are going out of business due to bankruptcy. They propose to use Sammarco Electric Company, Inc. as their electrical subcontractor.

Previous SBC Action: 11/12/2009 SBC Referred project to ESC w/authority
11/23/2009 ESC Approved project & designer (Hnedak Bobo Group)
05/13/2010 SBC Approval to fully plan
08/19/2010 SBC Allocated funding, authorization to proceed

TENNESSEE BOARD OF REGENTS

University of Memphis, Memphis, Shelby County, Tennessee

Requested Action: **Approval of a change in subcontractor**

Project Title: Jones and Brister Hall HVAC Improvements

Project Description: Install HVAC system which will capture waste heat from the computer center and utilize it in the Jones Hall Cafeteria. Install HVAC system in the Testing Center to operate during expanded hours from the Brister Hall Building. Coordinate vendor-provided food service improvements in the Jones Hall Cafeteria.

SBC Number: 166/007-09-2009

Estimated Project Cost: \$1,075,000.00

Source of Funding: \$ 350,000.00 Sustainability Fee (O)
 \$ 725,000.00 Gift-in-Place(O)

Comment: The contractor, Accurate Air Company, would like to change their electrical subcontractor, Pitt Electric LLC, since they are going out of business due to bankruptcy. They propose to use Saffell Electric LLC as their electrical subcontractor.

Previous SBC Action: 10/08-2009 SBC Approved project
 10/19/2009 ESC Selected designer (Allen & Hoshall)
 04/08/2010 SBC Revised funding & scope

TENNESSEE BOARD OF REGENTS

Chattanooga State Community College, Chattanooga, Hamilton County, Tennessee

Requested Action: **Approval to utilize an Alternative Delivery Method**

Project Title: Property Acquisition and Renovation

Project Description: Acquire adjacent property through normal Executive Sub-committee approval process and renovate additional areas in accordance with the Master Plan supplement.

SBC Number: 166/012-01-2011

Estimated Project Cost: \$13,200,000.00

Source of Funding: \$ 9,000,000.00 10/11 Current Funds-Capital Outlay (A)
 \$ 1,200,000.00 Campus Plant Funds (A)
 \$ 3,000,000.00 Gifts (O)

Comment: Project will begin renovating space in the facilities on the property including a training facility for Wacker Chemie.

Previous SBC Action: 01/13/2011 SBC Approved project
 01/24/2011 ESC Selected designer (Franklin Associates Architects)

TENNESSEE BOARD OF REGENTS

Cleveland State Community College, Cleveland, Bradley County, Tennessee

Requested Action: **Approval of a revision in funding**

Project Title: Student Center Renovations

Project Description: Renovate Foundation Room to accommodate Admissions & Records and Financial Aid offices, and renovate space vacated to accommodate the Business Office

SBC Number: 166/013-02-2010

Revised Estimated Cost: \$830,000.00

Source of Funding:

	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
2011 State Funds (A)	\$575,000.00	\$ 0.00	\$575,000.00
Campus Plant Funds (A)	<u>55,000.00</u>	<u>200,000.00</u>	<u>255,000.00</u>
TOTAL	\$630,000.00	\$200,000.00	\$830,000.00

Comment: The additional funds are needed to meet the designer's Schematic Design Phase (SDP) estimate.

Previous SBC Action: 07/08/2010 SBC Approved project
 07/23/2010 ESC Selected Designer (Studio Four Design Inc)

TENNESSEE BOARD OF REGENTS

Jackson State Community College, Jackson, Madison County, Tennessee

Requested Action: **Approval to issue a Request for Proposals**

Project Title: Master Plan

Project Description: Develop Master Plan.

SBC Number: 166/019-02-2011

Comment: The last Master Plan was done in 2000.

TENNESSEE BOARD OF REGENTS

Nashville State Community College, Nashville, Davidson County, Tennessee

Requested Action: Approval of a revision in scope

Project Title: Roof Repairs

Project Description: Remove existing EPDM roofing on several buildings and replace with single-ply rubber roofing.

SBC Number: 166/034-01-2007

Estimated Project Cost: \$830,000.00

Source of Funding:

\$ 24,000.00	05/06	Current Funds–Cap Maint (A)
\$206,000.00	2006	G. O. Bonds–Cap Maint (A)
\$250,000.00	2007	G. O. Bonds–Cap Maint (A)
\$350,000.00	08/09	Current Funds–Cap Maint (A)

Comment: Requested scope change adds the Clement Building roof to the project.

Previous SBC Action:

07/12/2007	SBC	Approved project
08/16/2007	SBC	Selected designer (McFarlin Huitt Panvini, Inc)
03/13/2008	SBC	Revise estimated project cost & funding
07/10/2008	SBC	Allocate funding, revise estimated project cost
01/08/2009	SBC	Received report of C.O. #1 @ 15.5 %

TENNESSEE BOARD OF REGENTS

Northeast State Community College, Blountville, Sullivan County, Tennessee

Requested Action: Approval of a revision in funding in order to award a contract

Project Title: Boiler Replacements

Project Description: Replace two boilers in the central energy plant of the main campus.

SBC Number: 166/038-03-2010

Revised Estimated Cost: \$580,000.00

Source of Funding:

	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
2011 State Funds (A)	\$483,000.00	\$ 0.00	\$483,000.00
Campus Plant Funds (A)	<u>0.00</u>	<u>97,000.00</u>	<u>97,000.00</u>
TOTAL	\$483,000.00	\$97,000.00	\$580,000.00

Comment: Increase in funding is needed to award a contract to Interstate Mechanical Contractors, Inc. in the amount of \$475,100.00, based on bids received 3/16/11.

Previous SBC Action:

05/13/2010	SBC	Approved project
05/24/2010	ESC	Selected designer (Albert Bedinger Consulting Engineers)
11/01/2010	SBC	Revised source of funding

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

Requested Action: Approval of a revision in source and funding

Project Title: Betty Gibson Hall HVAC Upgrades

Project Description: Redesign and replace HVAC units and systems in the Betty Gibson Hall

SBC Number: 166/025-01-2010

Revised Estimated Cost: \$210,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$280,000.00	(\$100,000.00)	\$180,000.00
Campus Plant Funds (A)	<u>0.00</u>	<u>30,000.00</u>	<u>30,000.00</u>
TOTAL	\$280,000.00	(\$ 70,000.00)	\$210,000.00

Comment: The ARRA Funds are being moved into the following project on the agenda, Wood Campus Center roof Replacement (166/025-02-2010) to meet federal requirements for spending the funds. Additional plant funds will ensure sufficient contingency remains in the project.

Previous SBC Action: 02/11/2010 SBC Approved project
02/22/2010 ESC Selected designer (Smith Seckman Reid, Inc.)

TENNESSEE BOARD OF REGENTS

Volunteer State Community College, Gallatin, Sumner County, Tennessee

Requested Action: Approval of a revision in scope and funding

Project Title: Wood Campus Center Roof Replacement

Project Description: Replace old built-up roof and replace with an EPDM rubber membrane roof.

SBC Number: 166/025-02-2010

Revised Estimated Cost: \$390,000.00

Source of Funding:

		<u>Original</u>	<u>Increase</u>	<u>Revised</u>
10/11	Curr Funds-CapMaint (A)	\$340,000.00	\$ 0.00	\$340,000.00
	ARRA Funds (F)	0.00	50,000.00	50,000.00
	TOTAL	\$340,000.00	\$50,000.00	\$390,000.00

Comment: ARRA Funds are from the preceding project on the agenda, Betty Gibson Hall HVAC Upgrades (166/025-01-2010) to make mechanical repairs on the roof.

Previous SBC Action: 08/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (SSOE, Inc.)

Bid Activity Report

- 1) **University of Memphis, Memphis**
(Elevator Modernization)
SBC Project No. 166/007-03-2010
Bid date: 3-30-2011
- 2) **Jackson State Community College, Jackson**
(Student Parking Pavement Repairs)
SBC Project No. 166/019-01-2010
Bid date: 3-30-2011
- 3) **East Tennessee State University, Johnson City**
(Building Envelope and Window Repairs)
SBC Project No. 166/005-08-2009
Bid date: 4-06-2011
- 4) **University of Memphis, Memphis**
(Central Avenue Parking Lot Reconfiguration)
SBC Project No. 166/007-04-2010
Bid date: 4-06-2011
- 5) **Tennessee State University, Nashville**
(Watson Hall Improvements)
SBC Project No. 166/001-02-2010
Bid date: 4-06-2011
- 6) **Volunteer State Community College, Gallatin**
(Parking & Sidewalk Repair/Replacement)
SBC Project No. 166/025-01-2007
Bid date: 4-13-2011
- 7) **Tennessee State University, Nashville**
(Boswell Fume Hood Updates)
SBC Project No. 166/001-03-2010
Bid date: 4-06-2011
- 8) **Austin Peay State University, Clarksville**
(HVAC Updates)
SBC Project No. 166/003-15-2010
Bid date: 4-13-2011
- 9) **Jackson State Community College, Jackson**
(Exterior Cleaning and Recaulking)
SBC Project No. 166/019-02-2007
Bid date: 4-13-2011
- 10) **Walters State Community College, Blountville**
(Emergency Generator Installation)
SBC Project No. 166/023-04-2010
Bid date: 4-13-2011

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a revision in source of funding**

Project Title: Utility Meters

Project Description: Provide sub-metering electrical consumption, metering steam condensate and metering water consumption for buildings campus wide.

SBC Number: 540/009-01-2010

Estimated Project Cost: \$2,450,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$2,450,000.00	(\$1,100,000.00)	\$1,350,000.00
2011 State Funds (A)	<u>0.00</u>	<u>1,100,000.00</u>	<u>1,100,000.00</u>
TOTAL	\$2,450,000.00	\$ 0.00	\$2,450,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds.

Previous SBC Action: 01/14/2010 SBC Approved project (in-house design)

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in source of funding

Project Title: Interior Lighting

Project Description: Provide more energy efficient lighting and controls to several buildings.

SBC Number: 540/009-03-2010

Estimated Project Cost: \$6,200,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$6,200,000.00	(\$5,840,000.00)	\$ 360,000.00
2011 State Funds (A)	<u>0.00</u>	<u>5,840,000.00</u>	<u>5,840,000.00</u>
TOTAL	\$6,200,000.00	\$ 0.00	\$6,200,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds.

Previous SBC Action: 01/14/2010 SBC Approved project (in-house design)

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a revision in source of funding**

Project Title: Chilled Water Plant Control Upgrades

Project Description: Upgrade controls in regional chilled water plants on the Knoxville campus. It will also replace existing pneumatic control systems with digital systems in selected locations.

SBC Number: 540/009-05-2010

Estimated Project Cost: \$6,100,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$ 437,500.00	(\$437,500.00)	\$ 0.00
2011 State Funds (A)	<u>5,662,500.00</u>	<u>437,500.00</u>	<u>6,100,000.00</u>
TOTAL	\$6,100,000.00	\$ 0.00	\$6,100,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds.

Previous SBC Action: 01/14/2010 SBC Approved project
 01/25/2010 ESC Selected designer (Smith Seckman Reid)
 08/19/2010 SBC Revised source of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in source of funding

Project Title: Libraries Improvements

Project Description: Upgrade selected spaces to better accommodate group participation in "digital" projects, provide additional electrical outlets to support increased utilization of lap top computers and replacement of carpet and other floor finishes as required. It will also replace existing mercury vapor lighting in Pendergrass Library.

SBC Number: 540/009-22-2010

Estimated Project Cost: \$3,575,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$ 515,000.00	(\$100,000.00)	\$ 415,000.00
2011 State Funds (A)	<u>3,060,000.00</u>	<u>100,000.00</u>	<u>3,160,000.00</u>
TOTAL	\$3,575,000.00	\$ 0.00	\$3,575,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds.

Previous SBC Action: 01/14/2010 SBC Approved project
01/25/2010 ESC Selected designer (McCarty Holsaple McCarty)
08/19/2010 SBC Revised source of funding

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a revision in source and funding**

Project Title: Building Transformers Replacement

Project Description: Replace transformers in several buildings.

SBC Number: 540/009-02-2010

Revised Estimated Cost: \$1,275,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$1,000,000.00	(\$ 960,000.00)	\$ 40,000.00
2011 State Funds (A)	<u>0.00</u>	<u>1,235,000.00</u>	<u>1,235,000.00</u>
TOTAL	\$1,000,000.00	\$ 275,000.00	\$1,275,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds and also increasing funding to meet the designer's Construction Document Phase (CDP) estimate.

Previous SBC Action: 01/14/2010 SBC Approved project (in-house design)

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: **Approval of a revision in scope, source and funding**

Project Title: Exterior Lighting Replacement

Project Description: Replace exterior lighting fixtures and controls to improve effectiveness and efficiency of the campus exterior lighting system.

SBC Number: 540/009-04-2010

Revised Estimated Cost: \$2,300,000.00

Source of Funding:

	<u>Original</u>	<u>Incr/Decrease</u>	<u>Revised</u>
ARRA Funds (F)	\$1,000,000.00	(\$ 970,000.00)	\$ 30,000.00
2011 State Funds (A)	<u>0.00</u>	<u>2,270,000.00</u>	<u>2,270,000.00</u>
TOTAL	\$1,000,000.00	\$1,300,000.00	\$2,300,000.00

Comment: Swapping ARRA Funds for 2011 Nonrecurring State Funds and also increasing scope and funding to include addressing substantially more exterior lighting replacement throughout the campus. This completes replacing exterior lighting for the foreseeable future.

Previous SBC Action: 01/14/2010 SBC Approved project (in-house design)

UNIVERSITY OF TENNESSEE

University of Tennessee, Knoxville, Knox County, Tennessee

Requested Action: Approval to award a contract based upon results received from Best Value Option 3 proposers

Project Title: Music Center

Project Description: Provide for functions to be relocated to allow for construction of Music Building

SBC Number: 540/009-28-2007

Estimated Project Cost: \$40,000,000.00

Source of Funding: \$29,500,000.00 09 G.O. Bonds-Capital Outlay (A)
\$10,000,000.00 Gift Funds (O)
\$ 500,000.00 07/08 Current Funds-Capital Outlay (A)

Comment: This project will demolish the existing Music Building and provide a new facility for the School of Music. The new facility will make possible the expansion and consolidation of various music functions that are currently housed at multiple locations on campus. Because of the specialized features and characteristics of this facility, the Best Value Delivery Option will result in a facility with superior performance and quality.

Previous SBC Action: 09/13/2007 SBC Approved project & designer (Barber McMurry/Blankenship)
09/10/2009 SBC Revised source of funding
04/08/2010 SBC Approved utilizing Alt Del Method and Early Design Phase

UNIVERSITY OF TENNESSEE

University of Tennessee, Chattanooga, Hamilton County, Tennessee

Requested Action: Approval of a project with authorization to proceed with the process for designer selection

Project Title: Pedestrian Mall Phase 2

Project Description: Improvements to include extension of new walkways, new pavilion structure and associated site lighting, landscaping and planting

SBC Number: 540/005-01-2011

Estimated Project Cost: \$2,300,000.00

Source of Funding: \$2,000,000.00 TSSBA (A)
\$ 300,000.00 Gifts (O)

Comment: This project was disclosed as a line-item in the FY 09/10 budget. Phase 1 was titled Campus Landscaping (540/005-05-2004), and was completed in 2007.

UNIVERSITY OF TENNESSEE

University of Tennessee Institute of Agriculture, Knoxville, Knox County, Tennessee

Requested Action: Approval of a revision in funding

Project Title: Downtown West Building Renovation

Project Description: Renovation of building to accommodate the Eastern Region Agricultural Extension offices

SBC Number: 540/001-02-2010

Revised Estimated Cost: \$1,150,000.00

Source of Funding:	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Reserves (R)	\$950,000.00	\$200,000.00	\$1,150,000.00

Comment: The increase is necessary to provide adequate funds based on the currently estimated Construction Document Phase (CDP) cost.

Previous SBC Action: 07/08/2010 SBC Approved project
07/23/2010 ESC Selected designer (Bullock Smith & Partners)

UNIVERSITY OF TENNESSEE

University of Tennessee Health Science Center, Memphis, Shelby County, Tennessee

Requested Action: Approval of the Early Design Phase

Project Title: Research Building

Project Description: Provides for a new 100,000 gsf research building

SBC Number: 540/013-03-2009

Estimated Project Cost: \$49,000,000.00

Source of Funding: \$49,000,000.00 TSSBA (A)

Comment: The joint venture of The Horrell Group and Hnedak Bobo Group will make the presentation.

Previous SBC Action: 07/09/2009 SBC Approved project & designer (Horrell Group/Hnedak Bobo)

STATE BUILDING COMMISSION

Minutes of Meeting of State Building Commission

- 1) APPROVAL of the Minutes of the State Building Commission meeting held on March 10, 2011.

The Hermitage, Nashville, Davidson County, Tennessee

- 1) APPROVAL of The Ladies' Hermitage Association 2010 Annual Report to the State Building Commission and the amended and restated by-laws, as required by TCA 4-13-104.

Report of Bid Withdrawals

The following bid withdrawals are being reported in accordance with Item 5.01e)(5)(d) of the *SBC By-Laws, Policy & Procedures*, which states,

"Notwithstanding b) and c) above, in situations where the bid errors are clear and meet the criteria established in paragraph E.1 above, the State Architect is empowered to rule on the issue without impaneling the Review Panel. The State Architect is required to report such action to the State Building Commission."

- 1) **Contractor:** Four Seasons
Project Location: National Guard Armory – Waverly
Project Title: HVAC Replacement and Controls Upgrade
SBC No. 361/096-01-2009
Bid date: 08/31/2010
Designer: Smith Seckman Reid
Explanation: Mistake was made in addition when they didn't carry over a "one". Their bid was for \$194,000" and should have been for "\$294,000".
- 2) **Contractor:** Jones Brothers, Inc.
Project Location: Southwest Tennessee Community College
Project Title: Mechanical Systems Modernization
SBC No. 166/033-02-2009
Bid date: 12/15/2010
Designer: OGCB, Inc.
Explanation: Mathematical error and misinterpretation of *Instructions to Bidders*.

- 3) **Contractor:** Southern Constructors, Inc.
Project Location: UTK and UTIA
Project Title: Accessibility Improvements for the Disabled
SBC No. 540/000-03-1997
Bid date: 02/08/2011
Designer: Cope Associates, Inc.
Explanation: Contingency allowance omitted in their bid.

- 4) **Contractor:** Don Kennedy Roofing
Project Location: Tennessee Technological University
Project Title: Several Buildings Roof Replacement, Phase 2
SBC No. 166/011-01-2009B
Bid date: 02/23/2011
Designer: Richard C. Rinks & Associates
Explanation: Contractor left out the flat roof portion estimate in their total bid.

Report of Change Orders Resulting in Cumulative Change Order Costs to Exceed 10% of Base Contract Amount

- 1) **Clover Bottom Mansion**
 (Exterior Repairs)
 Change Order No. 1
 Contract Amount: \$300,200.00
 Change Order Amount: \$30,514.02
 Change Order Percent: 10.16
 Cumulative Percent 10.16
 SBC Project No. 529/019-01-2007
 Replace unforeseen rotten building members including deteriorated wooden porch structure.

Executive Sub-Committee Report

- 1) SUMMARY REPORT of **final** action taken at the State Building Commission Executive Subcommittee meeting held on February 22, 2011 (attached).

Executive Subcommittee Action – February 22, 2010

Chairman Emkes called the meeting to order at 10:37 a.m. and requested action on the following matters as presented by State Architect Bob Oglesby.

* * * * *

CONSENT AGENDA

Approved the following real property transactions, which had been reviewed and recommended for approval by Subcommittee staff:

- A. Agency: **University of Tennessee – Knox County**
Transaction: Lease agreement
Provision: Waiver of advertisement
- B. Agency: **University of Tennessee – Shelby County**
Transaction: Lease agreement
Provision: Waiver of advertisement
- C. Agency: **University of Tennessee – Knox County**
Transaction: Demolition – Poultry Buildings
- D. Agency: **Tennessee Board of Regents – Putnam County**
Transaction: Revise source of funding
- E. Agency: **Tennessee Board of Regents – Hamilton County**
Transaction: Acquisition in fee
Provision: Waiver one appraisal
- F. Agency: **Tennessee Board of Regents – Sullivan County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & one appraisal
- G. Agency: **Department of Agriculture – Bledsoe County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & one appraisal
- H. Agency: **Department of Military – Hawkins County**
Transaction: Approval for appraisal only
Provision: Waiver of one appraisal
- I. Agency: **Department of Safety – Rhea County**
Transaction: Approval for appraisal only
Provision: Waiver of one appraisal
- J. Agency: **Department of Intellectual Disabilities Services – Davidson County**
Transaction: Acquisition in fee
Provision: Waiver of one appraisal & REM Fee

K. Agency: **Department of Intellectual Disabilities Services – Davidson County**
Transaction: Acquisition in fee
Provision: Waiver of one appraisal & REM Fee

UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

PROPERTY ADDRESS AMENDMENT OF PRIOR SBC-ESC APPROVAL (TRANS. NO. 11-01-900) - Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: **Madison County – PROPOSED PROPERTY ADDRESS AMENDMENT: Vacant lot north of address 3021 Highway 45 Bypass (formerly approved as 1052 Greystone), Jackson, TN – Trans. No. 11-01-900 (Baltz)**

SC Action: 02-22-11. Melanie Buchanan presented the transaction. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL and REM FEES required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Shelby County – 3613 Watauga Ave., (0.1950 +/- acres), Memphis, TN – Trans. No. 10-11-007 (Maholland)**

SC Action: 02-22-11. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Rutherford County – 1710 Elrod Street, (0.44 +/- acres), Murfreesboro, TN – Trans. No. 11-01-005 (Maholland)**

SC Action: 02-22-11. Jurgen Bailey presented the transaction. Comptroller Wilson stated that, while he supported the request, he wanted it noted that such transactions between the University and the Foundation were being reviewed. The requested was then approved as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Washington County – Lot 1, Millennium Park, (3.59 +/- acres), Johnson City, TN – Trans. No. 11-01-007 (Woodard)**

SC Action: 02-22-11. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF LABOR AND WORKFORCE DEVELOPMENT

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Knox County – 1513 University Avenue, Knoxville, TN – Trans. No. 10-11-914 (Lotspiech)**

SC Action: 02-22-11. Melanie Buchanan presented the transaction. Treasurer Lillard asked if the Lessor was renovating the space extensively since there was a 5-year cancellation clause. Ms. Buchanan asked that the Department of Labor and Workforce representative come forward. Chester Lowe, agency rep, responded that the building is directly across the street from their current location and is a brand new building. Treasurer Lillard asked why there is 5 year cancellation clause. Ms. Buchanan stated that the 5 year cancellation is standard language in RPA's lease agreements. Treasurer Lillard asked if it was bid on that basis with that language. Ms. Buchanan stated "yes", that those were the terms the proposer agreed to as part of their bid package. Treasurer Lillard said he wasn't sure they should procure on that basis unless there are some extenuating circumstances, and requested that RPA review their policy regarding termination language in lease agreements. With those comments, Subcommittee approved the request.

DEPARTMENT OF CHILDREN'S SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Montgomery County – 350 Pageant Lane, Suite 401, Clarksville, TN – Trans. No. 10-09-911 (Smith)**

SC Action: 02-22-11. Melanie Buchanan presented the transaction. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Anderson County – 2 +/- acres – Crave Hill Church, TN – Trans. No. 11-01-008 (Jackson)**

SC Action: 02-22-11. Jorgen Bailey presented the transaction. Subcommittee approved the request as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Anderson County – 2 +/- acres – Crave Hill Church, TN – Trans. No. 11-01-009 (Jackson)**

SC Action: 02-22-11. Jorgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF SAFETY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER OF ADVERTISEMENT AND APPRAISALS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Grundy County – 0.30+/- acres on Hippie Town Road, Altamont City, TN – Trans. No. 11-01-001 (Jackson)**

SC Action: 02-22-11. Jurgen Bailey presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF INTELLECTUAL & DEVELOPMENTAL DISABILITIES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER OF ONE (1) APPRAISAL and REM FEE required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Davidson County – 2.29+/- acres – 4125 Saundersville Road, Old Hickory, TN – Trans. No. 11-01-002 (Woodard)**

SC Action: 02-22-11. Jurgen Bailey presented the transaction. Commissioner Emkes asked if this was an appropriate amount of land, and if the plan was to build one or two homes. Fred Hix, agency representative, responded that the property meets the criteria to support a sprinkler system for the home, but the way it is situated, the property will probably only support one house. Subcommittee approved the request as presented.

DEPARTMENT OF CORRECTION

Bledsoe County Correctional Complex, Pikeville, Bledsoe County, Tennessee

- 1) Tom Robinson stated that on February 10, 2011 the full Commission had referred to the Subcommittee, with authority to act, a request for approval to cancel the previous SBC approval for utility grant negotiations with the Town of Spring City, and approval of a utility grant in the amount of \$7,200,000.00 to the City of Pikeville for **Bledsoe County Correctional Complex** project at Pikeville, Tennessee.

Officials from both Spring City and Pikeville were present, along with their various consultants, who were allowed to speak before the Subcommittee. The discussion included recognition of the cost savings to the State of Tennessee of more than \$11 million by proceeding with Pikeville, and the fact that the new Pikeville water source would be completed in time to service the new prison. Spring City consultants presented an argument that the Pikeville water source had not been proven to be reliable. This argument was countered by Pikeville consultants and consultants hired by the State of Tennessee. After arguments were made for and against the proposed SBC requested actions, Subcommittee members discussed the merits as presented, and concluded by unanimous vote to approve the request to proceed with the utility grant with The City of Pikeville.

Amount of Grant:	\$ 7,200,000.00
Estimated Project Cost:	\$208,000,000.00
<u>Source of Funding:</u>	

97-08 Current Funds-Capital Outlay (A)	87,487,104.53
04 G.O. Bonds-Capital Outlay (A)	5,000,000.00
05 G.O. Bonds-Capital Outlay (A)	60,612,895.47
06 G.O. Bonds-Capital Outlay (A)	19,900,000.00
07 G.O. Bonds-Capital Outlay (A)	35,000,000.00
SBC Project No.	142/013-02-2004

DEPARTMENT OF FINANCE AND ADMINISTRATION

Piedmont Gas Building, Nashville, Davidson County, Tennessee

- 1) Assistant Commissioner Dottie Hagood stated that on January 13, 2011, the full Commission had referred to the Subcommittee, with authority to act, a request for approval of a revision in scope and funding from \$2,300,000.00 to \$4,800,000.00 (\$2,500,000.00 increase) for **Interior Renovation / Essential Maintenance** at Piedmont Gas Building, Nashville, to address deficiencies in existing mechanical and electrical systems. Treasurer Lillard asked if there were further things that needed to be done, and Ms. Hagood responded that they had identified everything within those numbers. Comptroller Wilson asked what was the estimated value of the property once it is complete. Ms. Hagood responded that, if they were to build a new building, it would cost approximately \$22 million, and would not include the property. Treasurer Lillard asked if there was any reason to believe they would not be able to use the building. Ms. Hagood said that, even if it was not used for the Department of General Services, the space could still be utilized since State space in downtown Nashville is very limited. Commissioner Cates was recognized. He stated that the building has been upgraded and would be a nice place to work, but it was critical that his overhead with MVM did not increase. He added that it might be difficult for some of his operations, but others would be fine, and he needed more time to study it.

Comptroller Wilson made a motion to approve the request, which Commissioner Emkes seconded. Treasurer Lillard voted "no", and Secretary Hargett abstained. The motion carried and the request was approved as presented.

Revised Estimated Project Cost:	\$4,800,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Facilities Revolving Fund (A)	\$ 800,000.00	\$ 300,000.00	\$1,100,000.00
01 G.O.Bonds-FRF (A)	850,000.00	2,200,000.00	3,050,000.00
03 G.O.Bonds-FRF (A)	600,000.00	0.00	600,000.00
05 G.O.Bonds-FRF (A)	50,000.00	0.00	50,000.00
TOTAL	\$2,300,000.00	\$2,500,000.00	\$4,800,000.00
SBC Project No.	529/012-01-2009		

STATE BUILDING COMMISSION

Minutes of Executive Subcommittee Meeting

- 1) Approved the Minutes of the Executive Subcommittee meetings held on January 24 and January 28, 2011.

Designer Selections

- 1) Approved a request to rescind the selection of McKissack & McKissack as designer on a project for **Interpretive Pavilion** at T.O. Fuller State Park because they divested themselves of their architectural offices, and approved the selection of Self Tucker Architects as the new designer of record.

SBC Project No. 126/093-01-2010

- 2) Approved a request to rescind a contract with CH2M Hill as the designer on a project for **Fire Panel Circuit Upgrades** at the James K. Polk State Office Building due to their concerns over liability of the project, and approved the selection of Smith Seckman Reid as the new designer of record.

Estimated Project Cost: \$1,506,000.00

Source of Funding:

FRF (501.04) (A) \$ 606,000.00

10 G.O.Bonds-FRF (A) \$ 900,000.00

SBC Project No. 529/075-01-2007

- 3) Approved a request to change the designer name from “SSR-Ellers” to “Smith Seckman Reid, Inc.” on the following State projects:

- A. **University of Memphis**
(Richardson Hall – Exterior Repairs)
SBC Project No. 166/007-12-2009
- B. **University of Memphis**
(Several Buildings – Envelope Repairs)
SBC Project No. 166/007-02-2010
- C. **West TN State Penitentiary**
(Minimum Housing & Support Bldg)
SBC Project No. 142/022-01-2007
- D. **West TN State Penitentiary**
(Energy Upgrade & Improvements-Loop System)
SBC Project No. 142/022-02-2007
- E. **Department of Correction – Statewide**
(HVAC Upgrades – 3 Prisons)
SBC Project No. 140/001-05-2007
- F. **Northwest Correctional Complex**
(Infrastructure Planning)
SBC Project No. 142/016-01-2009

G. West TN State Penitentiary
(Water/Wastewater Treatment Plants Upgrades)
SBC Project No. 142/022-01-2009

H. West TN School for the Deaf
(Security & Access Updates)
SBC Project No. 168/009-01-2010

4) Approved the following designer selections for projects approved at the February 10 SBC meeting.

A) Dunbar Cave & Radnor Lake State Parks
(Exhibit Upgrades)
Estimated Project Cost: \$800,000.00
SBC Project No. 126/000-01-2011
Designer: **STUDIO 8 DESIGN**

B) Mountain View Youth Development Center
(Campus Maintenance & Repairs)
Estimated Project Cost: \$900,000.00
SBC Project No. 144/013-01-2011
Designer: **DESIGN INNOVATIONS ARCHITECTS**

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There being no further business, the meeting adjourned at 11:40 a.m.